



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Gina Langford, Coordinator

## **NOTICE OF AVAILABILITY**

### **MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

**PROJECT:** Squaw Valley Academy

**PROJECT DESCRIPTION:** Proposed to construct a girl's dormitory with 20 bedroom units of 9,000 square feet, headmaster's quarters of 4,000 square feet, and a recreation/residential building of 9,000 square feet.

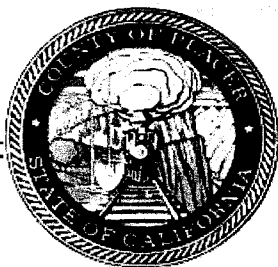
**PROJECT LOCATION:** 235 Squaw Valley Road, ¼ mile from Highway 87, Squaw Valley, Placer County

**PROPONENT:** Gary Davis Group, PO Box 7409, Tahoe City, CA 96145, 530-583-9222

The public comment period for this document closes on **July 2, 2007**. A copy of the Mitigated Negative Declaration is available for public review at the Community Development Resource Agency public counter (3091 County Center Drive, Auburn, CA 95603) and at Tahoe City Public Library. Property owners within 300 feet of the subject site shall be notified of the upcoming public hearing. Additional information may be obtained by contacting Peg Rein, 530-745-3075, at the Environmental Coordination Services between the hours of 8:00 a.m. and 5:00 p.m.

**Newspaper:** Tahoe World

**Publish date:** Wednesday, June 6, 2007



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## NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

### PROJECT INFORMATION

<b>Title:</b> Squaw Valley Academy	<b>Plus#</b> PCPA T20060686
<b>Description:</b> Proposed to construct a girl's dormitory with 20 bedroom units of 9,000 square foot headmaster's quarters of 4,000 square foot, and a recreation/residential building of 9,000 square foot.	
<b>Location:</b> 235 Squaw Valley Road, ¼ mile from Highway 87, Squaw Valley	
<b>Project Owner:</b> Don Rees, PO Box 2667, Olympic Valley, CA 96146	
<b>Project Applicant:</b> Sean Cleary, Gary Davis Group, PO Box 7409, Tahoe City, CA 96145 (530)583-9222	
<b>County Contact Person:</b> Stacy Wydra	530-581-6288

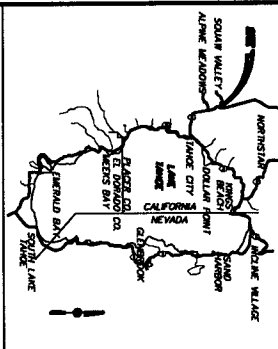
### PUBLIC NOTICE

The comment period for this document closes on **July 2, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Tahoe City Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

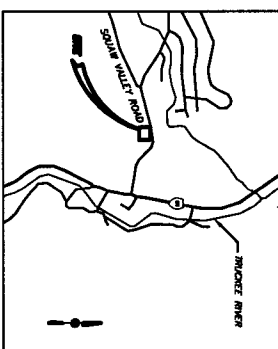
If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

### Recorder's Certification

05/30/2007  
POSTED \_\_\_\_\_  
through \_\_\_\_\_  
JIM MCCAULEY, COUNTY CLERK  
By S. L. Price  
Deputy Clerk



# EAIQ SITE PLAN FOR SQUAW VALLEY ACADEMY



**SQUAW  
VALLEY  
ACADEMY**

236 SQUAW VALLEY RD  
OLYMPIC VALLEY, CA  
PLACER COUNTY  
APN: 006-290-027 & 058

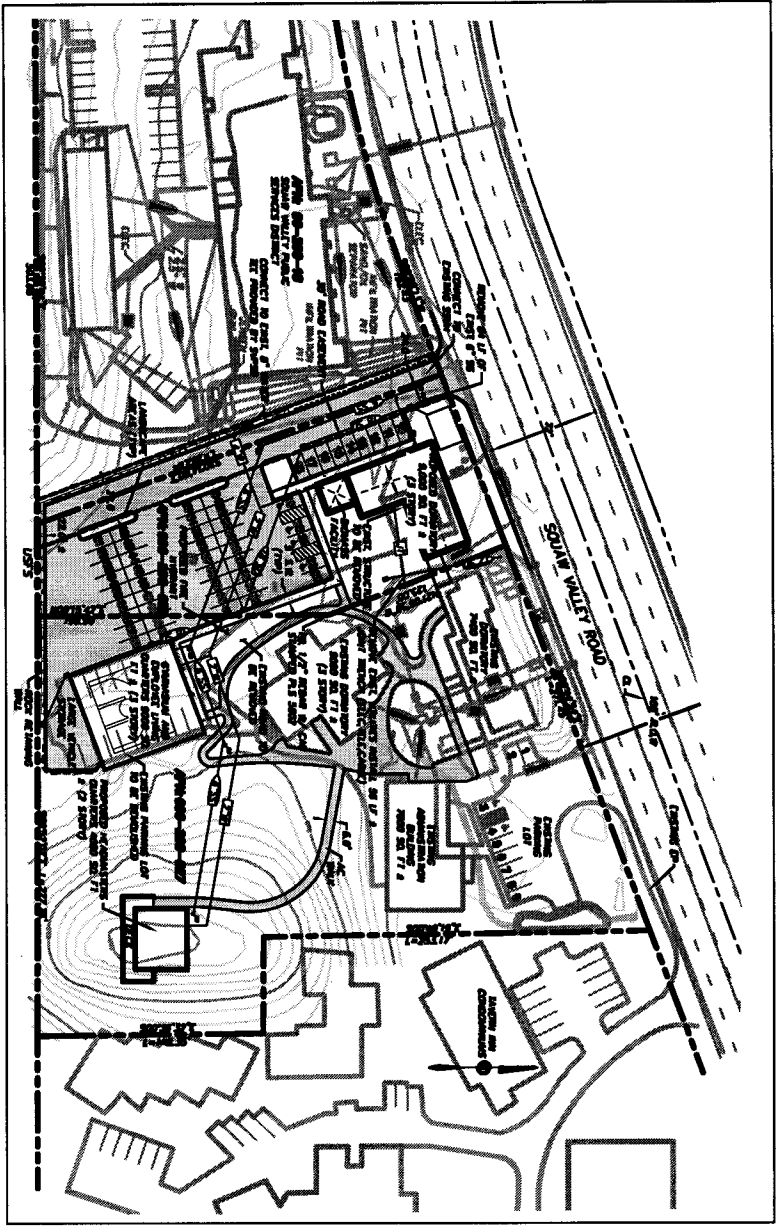
**GARY DAVIS GROUP**  
DESIGN AND ENGINEERING

## PROJECT LOCATION

**PROJECT LOCATION**  
SQUAW VALLEY ACADEMY  
236 SQUAW VALLEY RD  
OLYMPIC VALLEY, CA 95145  
APN: 006-290-027 & 058

## PROJECT DESCRIPTION

**PROJECT DESCRIPTION**  
SQUAW VALLEY ACADEMY  
236 SQUAW VALLEY RD  
OLYMPIC VALLEY, CA 95145  
APN: 006-290-027 & 058



**SITE AND UTILITY PLAN**  
SCALE: 1"=40'

**LAND CHANGES**

EXISTING	PROPOSED	NET CHANGE
1.00 AC	1.00 AC	0.00 AC
2.00 AC	2.00 AC	0.00 AC
3.00 AC	3.00 AC	0.00 AC
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- NOTES:**
1. THE DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION.
  2. ALL UTILITIES SHOULD BE FIELD LOCATED PRIOR TO CONSTRUCTION.
  3. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
  4. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.

**EAIQ  
SITE & UTILITY  
PLAN**

**C1**

1 OF 2 SHEETS

**REVISIONS & NOTES**

NO.	DATE	DESCRIPTION
1	10/1/2000	ISSUED FOR PERMIT

**DESIGNER:** GARY DAVIS GROUP  
**DATE:** 10/1/2000  
**PROJECT:** SQUAW VALLEY ACADEMY



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • [www.placer.ca.gov/planning](http://www.placer.ca.gov/planning)

## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

### A. BACKGROUND:

Project Title: <b>Squaw Valley Academy</b>	Plus#: PCPA T20060686
Entitlements: Conditional Use Permit	APN: 090-290-027, 090-290-058
Site Area: 88,910 square feet (2.04 acres) and 30,568 square feet (0.70 acres)	
Location: Squaw Valley, 235 Squaw Valley Road, Olympic Valley, CA	
<p>Project Description: The applicants are proposing to expand to the existing operations of the Squaw Valley Academy. The project is proposed in two phases consisting of the following; Phase One is proposed for 2008 and consists of the construction of a new three-story, 9,000 square foot building on APN 096-290-058 for the purpose of classrooms and offices, dormitory rooms and staff housing to be on the second and third stories. Additionally, a 4,000 square foot Headmaster's House is proposed to be built on APN 096-290-027. Phase One will also include the demolition and removal of the rear parking lot and driveway and the existing office building. Minor frontage improvements, such as the driveway connection to Squaw Valley Road, frontage landscaping, and utility connections, parking facilities, the driveway, underground utilities and storm drain systems will be installed with Phase 1 improvements.</p> <p>Phase Two, proposed for 2009-2010, plans to build a 4,500 square foot building to contain a gymnasium and staff housing on the site of the old parking lot. The building is proposed to be three-stories with the gymnasium on the ground floor, and employee housing on the second and third floors. The project will be served by propane which is currently provided to the Academy. As noted within the project description provided by the applicants a main boiler will generate hot water and heat for the entire school. Although a biomass cogeneration unit was originally proposed, the required emission data, and other required information for the biomass or other non-typical types of cogeneration boilers is not readily available and more research is needed, therefore, the use of biomass was withdrawn from the project description. The use of biomass is not reviewed within this Initial Study and will be required to be applied for separately in the future and reviewed accordingly.</p>	

**B. ENVIRONMENTAL SETTING:**

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	Entrance Commercial	Squaw Valley General Plan	School (6 <sup>th</sup> grade through 12 <sup>th</sup> ), dormitories, classrooms, administration building, parking areas
North	Entrance Commercial	Squaw Valley General Plan	Squaw Valley Road, Vacant Commercial property
South	Conservation Preserve	Squaw Valley General Plan	Open Space, Undisturbed
East	High Density Residential Density Factory 25	Squaw Valley General Plan	Townhouses
West	Conservation Preserve	Squaw Valley General Plan	Squaw Valley Fire Protection District and Public Utility District Building

**C. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It can also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference can occur:

- ➔ County-wide General Plan EIR
- ➔ Squaw Valley General Plan EIR

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

**D. EVALUATION OF ENVIRONMENTAL IMPACTS:**

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The County, as lead

agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

**I. AESTHETICS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)		X		
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)		X		
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)		X		

The project site is currently developed with the Squaw Valley Academy, a private boarding and day school for sixth to twelfth grade students. The project site consists of dormitories, classrooms, administration offices, parking and on-site improvements.

**Discussion- Items I-1,2:**

The proposed project is not located within a designated scenic vista and will not create a substantial adverse effect on a scenic vista. The proposed Headmasters House is proposed to be located on top of a knoll. The location of the Headmasters House is based on interest and needs of the Headmaster and maintaining a separation from the students of the Academy. Although the project site is limited, there are few options to locate the Headmasters House to gain the privacy and separation needed. A cultural analysis was conducted in the location of the Headmasters House and found no significant cultural resources. Alternative locations were explored and it is the professional opinion of the engineering firm, Gary Davis Group, that any place on the project site that has not been previously disturbed would have similar if not identical impacts on land/soil disturbance, tree removal, and visibility. Furthermore, the slopes of the knoll range from 25% to 17% depending on the aspect. The other sites considered would be the only other open spaces which are the sides of the knoll. Thus the top of the knoll having the flattest land (approximately 10%) provides the least disturbance. There are approximately 6 trees over 6" dbh within the footprint of the Headmasters House. The chosen location offers excellent solar gain which is in keeping with the "Green Building" goals of the school. Although no building plans are developed, minimal, if not any, cuts and fills are anticipated for the proposed building. To ensure that no significant impacts are generated with the construction of the Headmasters House, staff is recommending a mitigation measure requiring stem wall construction design, digging to be restricted to smaller type equipment, etc. Preliminary analysis indicates that grading impacts are less substantial on top of the hill than if the home was constructed into the side of the relatively steep hillside. Therefore, based on the opinion of the engineer, the site characteristics and with the implementation of the mitigation measures it can be determined that the placement of the Headmasters House on the knoll will not substantially damage the scenic resource.

**Mitigation Measures- Items I-1,2:**

MM I.1 Unless otherwise approved by the DRC, no concrete slab foundations, shall be permitted for the Headmasters House. The intent of this condition is to limit the extent of grading to that reasonably necessary for residential construction and to ensure protection of the knoll and other sensitive environmental resources.

**Discussion- Item I-3:**

The expansion to the Squaw Valley Academy will not substantially degrade the existing visual character or quality of the site and its surroundings in that the project site is currently constructed with the buildings and operations for the existing school. The project proposes to expand to the existing school operations and will be required to be visually compatible with the existing buildings located on the project site. The project can be considered as an infill project in that the proposed development will be clustered around the existing development and located away from the adjacent Tavern Inn condominium development, on the adjacent parcel to the east. The location of the Headmasters House will provide for a buffer between the existing and proposed operations of the school and the existing condominiums. Furthermore, the residential use of the Headmasters House will provide a transition of uses from residential to the mixed uses of the school, i.e. gym, classrooms, dormitories, etc. Additionally, the project will

be required to be reviewed by the Squaw Valley Site Design Review Committee which will further ensure that the proposed project will not degrade the visual character or quality of the site and its surroundings. No mitigation measures are required.

#### Discussion- Item I-4:

The proposed project will create a new source of light with the proposed construction of the new buildings as new building and parking lot light fixtures will be incorporated into the project's design. However, the lighting specifics were not provided with the environmental questionnaire application submittal packet. Therefore, to ensure that there are no lighting impacts associated with the project the following mitigation measure will ensure that the new sources of light will not adversely affect day or nighttime views in the area and ensure that the lighting will be compatible with the existing light sources.

#### Mitigation Measures- Item I-4:

**MM I.2** Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the DRC for review and approval, which include the following:

- The site lighting plan shall demonstrate compliance with the Squaw Valley General Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
- Site lighting fixtures in parking lots, if proposed, shall be provided by the use of high pressure sodium (HPS) or metal halide, mounted on poles not to exceed 35-feet in height. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to minimize the impacts discussed above. Wall pack or other non cut-off lighting shall not be used. The lighting fixtures shall be compatible with the existing parking lot light fixtures.
- Building lighting shall be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design shall complement the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.

## II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

#### Discussion- Item II-1:

The proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use in that the project site is not located within an area deemed as Prime Farmland, Unique Farmland or Farmland of Statewide or Local Importance (Farmland).



**Discussion- Item II-2:**

The project site is located within the Squaw Valley General Plan, land use designation Entrance Commercial (EC). The EC land use district is intended to establish commercial uses compatible with the destination resort concept, the scenic corridor concept, and the adjoining residential areas. Additionally, there are no policies within the Squaw Valley General Plan regarding land use buffers for agricultural operations. Therefore, it can be determined that the proposed expansion to the Squaw Valley Academy will not conflict with the Squaw Valley General Plan or other policies regarding land use buffers for agricultural operations.

**Discussion- Item II-3:**

The project site is zoned Entrance Commercial and will not conflict with agricultural use. Furthermore, there is no Williamson Act contract in place for the project site area.

**Discussion- Item II-4:**

The project site is currently used as a private school known as the Squaw Valley Academy. Expanding the existing school operations will not result in conversion of Farmland to non-agricultural use in that the site is not currently used as Farmland. The proposed project will not have significant impacts to agricultural resources.

**III. AIR QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

**Discussion- Item III-1:**

Based upon the project description the project will not conflict with the Air Quality Plan.

**Discussion- Items III-2,3:**

This proposed project is located in the Mountain Counties Air Basin portion of Placer County. This area is designated as non-attainment for the state particulate matter standard. The project-related emissions for ROG, NOx and PM10 would not exceed the District's operational thresholds of 82 pounds per day and would be below the 10 pounds per day cumulative threshold for ROG and NOx. The applicant has proposed that there be a gas/propane cogeneration unit. If this unit will be one million or greater BTU's an APCD air permit will be required. No mitigation measures are required.

**Discussion- Items III-4,5:**

Based upon the project description the project would not expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. The applicant has proposed that there be a gas /propane cogeneration unit. If this unit will be one million or greater BTU's an APCD air permit will be required. No mitigation measures are required.

**IV. BIOLOGICAL RESOURCES – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			<b>X</b>	
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			<b>X</b>	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				<b>X</b>
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			<b>X</b>	
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)			<b>X</b>	
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			<b>X</b>	
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		<b>X</b>		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				<b>X</b>

**Discussion- Items IV-1,2,4,6:**

The proposed project area is bounded by Squaw Valley Road to the north, the residential condominium development to the east, the Squaw Valley Public Service District and Fire Protection District building and operations to the west and open space to the south. The site is disturbed with the existing operations of the Academy and contains Pine and Fir (mostly 6"dbh) trees, shrubs and grasses.

Approximately 19 trees of 6-inches diameter or larger are proposed to be removed resulting in approximately 20 percent of the existing trees on site to be removed. The typical wildlife species typically found in the area during each season include squirrels, chipmunks, mice, blue jays, raccoons, robins, bears, however, due to the existing and surrounding developments the wildlife species found in and around the project site are minimal.

The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service in that no special species have been identified on the project site. Furthermore, the project will not reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of an endangered, rare, or threatened species in that the site is currently disturbed and the improvements proposed require minimal removal of trees and existing vegetation which could support habitat. Additionally, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

**Discussion- Item IV-3:**

There are no oak woodlands within the project site or surrounding areas. And as discussed above only pine and fir trees are proposed to be removed and will not be a significant impact that cannot otherwise be mitigated.

**Discussion- Item IV-5:**

There are no known or mapped wetlands within the general vicinity of the project site. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No mitigation measures are required.

**Discussion- Item IV-7:**

The project as designed does not conflict with the Placer County Tree Preservation Ordinance adopted in October of 1991. The provisions of the Ordinance applies to all projects where discretionary permit approvals are required by the County provided, however, no Landmark Tree may be removed without obtaining a Tree Permit pursuant to Section 12.16.060. There are no Landmark Trees proposed to be removed and 19 trees are proposed to be removed. The Tree Ordinance requires that when more than 50% of existing native trees, 6" dbh or greater, are removed, the issuance of a tree permit is required. The project proposes to remove 20% of the existing native trees as noted in the application. However, since a tree survey was not provided showing which trees are to remain and those to be removed, to ensure that the project is consistent with the Tree Ordinance a mitigation measure has been recommended to provide a tree survey and demonstrate compliance with the Tree Ordinance.

**Mitigation Measures- Item IV-7:**

MM IV.1 The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, underground utilities, or other development activity.
- Around any and all "special protection" areas as discussed in the projects environmental review documents.

No construction or development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans.

MM IV.2 Provide the DRC with a tree survey depicting the exact location of all trees 6" dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10" dbh or greater, within 50' of any grading, road improvements, underground utilities, driveways, building envelopes, etc., and all trees 18" dbh or greater, located on the entire site, and any trees disturbed from off-site improvements. The tree survey shall include the sizes (diameter at 4' above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed shall be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report shall be reviewed and approved by the DRC prior to the submittal of Improvement Plans or grading plans. Trees may not be disturbed or removed prior to the approval of Improvement and/or Grading Plans.

MM IV.3 The project shall demonstrate compliance with the Tree Preservation Ordinance, including but not limited to, trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced with comparable species on-site, in an area to be reviewed and approved by the DRC, as follows: For each diameter inch of tree removal, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the DRC prior to the acceptance of improvements by the Engineering and Surveying Department. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement.

**Discussion- Item IV-8:**

There is no known adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan applicable to the project site. The project site is currently disturbed and contains trees, shrubs, grasses and groundcover.

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X	
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

**Discussion- Item V-1:**

The project site is not listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources therefore, the project will not substantially cause adverse changes in the significance of a historical resource. No mitigation measures are required.

**Discussion- Item V-2:**

Majority of the project site area has already been disturbed for the original construction of the existing Academy. The nearest known historic site is the site of the 1960 Squaw Valley Olympic Games which is approximately one and a half of a mile away from the project site and will not be impacted by the proposed project. A heritage resource inventory was prepared for the project by Dr. Lindstrom in November of 2006. The heritage resource survey disclosed no heritage resources.

**Discussion- Items V-3,4,5,6:**

Majority of the project site is disturbed with the construction and operation of the Academy. The existing vegetation includes Pine and Fir trees, shrubs and grasses. At this time there are no known unique paleontological resources or sites or unique geologic features that will be directly or indirectly destroyed with the construction of the project. Furthermore, the physical change of the project site will not affect unique ethnic cultural values as none have been identified within the project site area with the original construction of the Academy which exists today. Additionally, there are no existing religious or sacred uses within the potential impact area. The project site is not located within a formal cemetery. No historic or cultural resources were identified to exist on-site. No mitigation measures are required.

**VI. GEOLOGY & SOILS** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)			X	

**Discussion - Item VI-1:**

No indications of unstable soil were observed during staff site review for the project area or the surrounding areas.

**Discussion - Item VI-2:**

This project proposal would result in disturbance of approximately 45% of the 2.74 acre parcel for the grading and construction of a dormitory building (9000± square feet), a gymnasium and employee living quarters (9000± square feet) and a headmasters quarters (4000± square feet) and associated parking and circulation areas. Currently the site includes an existing administration building and two existing dormitory buildings with an existing asphalt driveway apron and existing parking and circulation areas which is comprised of approximately 48,300 square feet of impervious surface. After construction, approximately 27% (31,700 square feet) of the site will be paved. Approximately 1400 cubic yards of material will be exported from the site as a result of grading activities and aggregate base, asphalt cement, and drain rock will be imported for the construction of the parking and circulation areas. As a result, disruption of soils on-site for the building pads and associated parking/circulation areas is potentially significant. The proposed project's impacts associated with soil disruptions, displacements, and compaction of the soil can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures - Item VI-2:**

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping

within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees.

Prior to plan approval, all applicable recording and reproduction cost shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

**MM VI.2** All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval, if required by the ESD, to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

**Discussion - Item VI-3:**

The project site is adjacent to existing commercially developed properties to the east and west. This expansion project proposes a maximum 5' cut slope and rock retaining wall between parking areas at the southwest corner of the project area. Slopes for the project would be no steeper than 2:1, unless otherwise allowed by a Geotechnical Report. The proposed changes to topography are consistent with typical development of this type and with the Placer County General Plan, Squaw Valley General Plan, and the Grading Ordinance. Therefore, the projects impacts to topography are considered less than significant. No mitigation measures are required.

**Discussion - Item VI-4:**

The project site includes no known unique geologic or physical features.

**Discussion - Items VI-5,6:**

This project proposal would result in disturbance of approximately 45% of the 2.74 acre parcel for the grading and construction of a dormitory building (9000± square feet), a gymnasium and employee living quarters (9000± square feet) and a headmasters quarters (4000± square feet) and associated parking and circulation areas. Erosion potential and water quality impacts are always present during construction and occur when protective vegetative cover is removed and soils are disturbed. In this case, it is primarily the construction of the buildings, associated parking lot, frontage improvements, and on-site drainage improvements that could contribute to erosion and water quality degradation. Soil disruption also has the potential to increase siltation of tributaries to Squaw Creek. Existing drainage over the undeveloped portion of the project area is primarily infiltrated into the soil and sheet flows to existing drainage facilities which ultimately discharge to the roadside drainage adjacent to Squaw Valley Road. The existing drainage over the developed portion of the project area is collected at the south property line and conveyed by AC swale and also ultimately discharges to the same roadside ditch. The impervious cover created by construction of the buildings and associated asphalt concrete parking facilities will increase runoff flows from the site. However, stormwater runoff is proposed to be collected and treated with an approved underground infiltration system prior to discharging to the existing roadside drainage. Peak flows to the drainage swale will not exceed pre-project

peak flows. By handling stormwater flows during dry and wet seasons on site, sediment loading increases to drainage ways will be minimized. The proposed project's impacts associated with increase in erosion potential of soils and changes in siltation to natural waterways can be mitigated to a less than significant level by implementing the following mitigation measures:

#### **Mitigation Measures - Items VI-5,6**

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VI.3 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

MM VI.4 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department or DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. The drainage report shall also address any additional BMPs required by Lahontan RWQCB.

MM VI.5 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

#### **Discussion - Item VI-7:**

The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby active faults. If structures are constructed according to the current edition of the California Building Code, the likelihood of severe damage due to ground shaking should be less than significant. No mitigation measures are required.

#### **Discussion - Item VI-8:**

There is no known landsliding or slope instability related to the project site.

#### **Discussion - Item VI-9:**

According to the USDA Soil Conservation Service, the project area is indicative of a soil type that is anticipated to have a moderate shrink-swell potential. The proposed project's impacts associated with expansive soils can be mitigated to a less than significant level by implementing the standards of the Uniform Building Code (UBC). No mitigation measures are required.

### **VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	

3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (EHS, PLN)			X	
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
9. Create any health hazard or potential health hazard? (EHS)			X	
10. Expose people to existing sources of potential health hazards? (EHS)			X	

**Discussion- Item VII-1:**

The project will not create a significant hazard to the public or the environment through the routine handling, transport, use or disposal of hazardous materials.

**Discussion- Item VII-2:**

The use of hazardous substances during normal construction and residential activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

**Discussion- Item VII-3:**

Based upon the project description the project would not emit hazardous emissions. The applicant has proposed that there be a gas /propane cogeneration unit. If this unit will be one million or greater BTU's an APCD air permit will be required. Demolition of any buildings will require a demolition permit by the County and an asbestos survey will be required. Asbestos is the jurisdiction of the EPA and the California Air Resources Board. No mitigation measures are required.

**Discussion- Item VII-4:**

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and will not create a significant hazard to the public.

**Discussion- Items VII-5,6:**

The project site is not located within the Truckee Tahoe Airport Land Use Compatibility Plan applicable to the Truckee – Tahoe area. Therefore, the project is not within two miles of the Truckee Tahoe Airport and will not result in a safety hazard for people residing or working in the project area. Additionally, there are no private airstrips within the vicinity of the project site which would result in a safety hazard for people residing in the project area.

**Discussion- Item VII-7:**

The location of the existing Academy is not within an area designated as an evacuation area or part of an adopted emergency response plan. The expansion of the Academy will not interfere with any emergency response plan or emergency evacuation plan in place for the Squaw Valley Academy in that Academy currently exists and currently does not interfere with existing emergency response or evacuation plans. Furthermore, the expansion of the



Academy will be located entirely within the boundaries of the project site and will not interfere with the existing operations of the Fire Protection District directly adjacent to the project site. No mitigation measures are required.

**Discussion- Item VII-8:**

The project site is located within an area which contains natural vegetation, trees and shrubs. However, the project will not result in a safety hazard for students and teachers attending school, working or residing on the project site. The potential for disastrous wild land fires in the Lake Tahoe region exists. However, the proposed expansion will not increase the existing fire hazards. The development proposed is within an area already disturbed or adjacent to existing development which will further reduce any potential impacts to exposing people to a significant risk of loss, injury or death involving wildland fires. The proposed project will not have significant impacts to hazards and hazardous materials. No mitigation measures are required.

**Discussion- Items VII-9,10:**

This project will use bear resistant garbage containers and practice proper disposal of the garbage. The proper disposal of garbage will minimize the likelihood of bears becoming habituated to the Squaw Valley Academy and cause safety concerns for the students at Squaw Valley Academy. With the practice of proper garbage disposal and the use of bear resistant garbage units, the exposure of people to existing sources of potential health hazards is considered to be less than significant. No mitigation measures are required.

**VIII. HYDROLOGY & WATER QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X

12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		
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**Discussion - Item VIII-1:**

This project will not violate any potable water quality standards as it is on a publicly treated water system.

**Discussion - Item VIII-2:**

The project proposes the use of public treated surface water supplies, so there are no direct impacts to groundwater quantity or direction due to well withdrawals. The introduction of residential uses and impervious surfaces can have indirect groundwater recharge capability impacts in some areas. However, in this area the soil types conducive to recharge. Thus, impacts related to groundwater recharge are considered to be less than significant. No mitigation measures are required.

**Discussion - Item VIII-3:**

Existing drainage over the undeveloped portion of the project area is primarily infiltrated into the soil and sheet flows to existing drainage facilities which ultimately discharge to the roadside drainage adjacent to Squaw Valley Road. The existing drainage over the developed portion of the project area is collected at the south property line and conveyed by AC swale and also ultimately discharges to the same roadside ditch. Proposed project flows that are not infiltrated will also be discharged to the existing roadside drainage at less than pre-project peak flows in a similar drainage pattern as exists today. No mitigation measures are required.

**Discussion - Item VIII-4:**

This project proposal would result in disturbance of approximately 45% of the 2.74 acre parcel for the grading and construction of a dormitory building (9000± square feet), a gymnasium and employee living quarters (9000± square feet) and a headmasters quarters (4000± square feet) and associated parking and circulation areas. Existing drainage over the undeveloped portions of the project area flows toward the center of the project area and is primarily infiltrated into the soil and sheet flows to existing drainage facilities which ultimately discharge to the roadside drainage adjacent to Squaw Valley Road. The existing drainage over the developed portion of the project area is collected at the south property line and conveyed by AC swale and also ultimately discharges to the same roadside ditch. Drainage flows in a northerly direction and eventually adds to tributaries of Squaw Creek. The project will create approximately 0.85 acres of new impervious cover over approximately 30% of the site which will increase the rate and amount of surface water runoff. However, the project proposes that all project area flows collect and drain towards the north and center of the project area, which is proposed to be pre-treated with drain inserts at the most northerly drain inlet and then collected in an underground treatment infiltration vault for infiltration on-site and to attenuate 10-yr and 100-yr peak flows. The increased impervious surface has the potential to increase surface runoff which could in turn alter the existing drainage pattern. The proposed project's impacts associated with an increase in the rate or amount of surface runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures - Item VIII-4**

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.4

MM VIII.1 Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

**Discussion - Items VIII-5,6,12:**

The construction of the proposed improvements has the potential to degrade water quality. Removal of topsoil and existing vegetation on this partially undeveloped parcel will expose soils, creating the potential for contamination of stormwater runoff with sediment and other construction related pollutants such as oils/greases, suspended solids, trace metals, fertilizers, etc. Post-construction parking lot operations present the potential for storm water degradation from contaminants that include (but are not limited to) suspended solids, nutrients, oils/greases, construction waste, metals, pesticides, herbicides, fertilizers, etc. The proposed project is located approximately

1000 feet from Squaw Creek, a sensitive water body. To ensure no direct or indirect discharge of sediments into Squaw Creek, temporary and permanent water quality best management practices will be incorporated into construction activities and project design. The project will contain the majority of stormwater runoff on site and treat it with a pre-treatment filtration system and discharge to a proposed underground detention/infiltration gallery. The proposed project's impacts associated with surface water quality degradation can be mitigated to a less than significant level by implementing the following mitigation measures:

#### **Mitigation Measures - Items VIII-5,6,12**

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.3

Refer to text in MM VI.4

Refer to text in MM VI.5

#### MM VIII.2

Storm drainage from on and off-site impervious surfaces shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

#### MM VIII.3

Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)) and in accordance with the requirements of the Lahontan Regional Water Quality Control Board. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. BMPs for the project include, but are not limited to: infiltration galleries, soil stabilization, revegetation, and pervious pavement. All BMPs shall be maintained as required to insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request.

#### **Discussion - Item VIII-7:**

The project will not otherwise degrade ground water quality as it is on a public treated water system.

#### **Discussion - Items VIII-8,9,10:**

The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. The project location is elevated above areas that are subject to flooding as a result of failure of a levee or dam.

#### **Discussion - Item VIII-11:**

The project will not alter the direction or rate of flow of groundwater as it does not have onsite water well and is on a public treated water system.

#### **IX. LAND USE & PLANNING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies? (EHS, ESD, PLN)			X	

3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)			X	
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)			X	

**Discussion- Item IX-1:**

The project as proposed will not physically divide an established community in that the expanded Academy will contribute to the existing operations of the Academy and will continue to be a part of the school operations.

**Discussion- Item IX-2:**

The project site is located within the Squaw Valley General Plan, Entrance Commercial District. Private schools are permitted principal uses and structures within the Entrance Commercial District. Permitting active commercial and residential development is the intent of the Entrance Commercial District of the Squaw Valley General Plan while at the same time does not detract or compete with the commercial activities of the Village. The proposed project is not necessarily a new use as the Academy currently exists and improvements are proposed to be made to the Academy within the confines of the existing parcels of the Academy. The expansion of the Academy will not create a conflict with the Squaw Valley General Plan or Entrance Commercial District. No mitigation measures are required.

**Discussion- Item IX-3:**

The project will not conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects. The project as designed will avoid any environmental effects to habitat. No mitigation measures are required.

**Discussion- Item IX-4:**

The project is currently used as a private school within the existing operations of the Squaw Valley Academy. The expansion of the Academy will continue to be compatible with the existing operations of the Academy operations. In fact, the proposed expansion includes classrooms, dormitories, and other uses compatible with school operations which currently exist today and will not result in the development of incompatible uses and/or the creation of land use conflicts. No mitigation measures are required.

**Discussion- Item IX-5:**

The project will not affect agricultural and timber resources or operations in that the project will not impact soils or farmlands and timber harvest plans or create an incompatible land use.

**Discussion- Item IX-6:**

The established community is a private school. Therefore, the project will not disrupt or divide the physical arrangement of the established school community. The project will not divide the physical arrangement of a low-income or minority community in that none exists.

**Discussion- Item IX-7:**

The present land use of the project site is a private school. The project proposes to expand to the existing operations of the private school which will not result in a substantial alteration of the land use of this area. The project includes improvements to the existing school which will allow for greater use of the land area and for operations of the Academy.

**Discussion- Item IX-8:**

The project as proposed will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The project will allow for additional students, staff, classes and activities to take place at the Academy which will further the economic and social situations of the Academy. The proposed project will not have a significant impact to land use and planning.

**X. MINERAL RESOURCES** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

**Discussion- All Items:**

There are no known mineral resources that would be of value to the region and the residents of the state within the project site area. Furthermore, concluding that there will not be a loss of availability of a locally-important mineral resource, in that there is not a recovery site delineated within the Squaw Valley General Plan. No mineral resources were identified to exist on-site.

**XI. NOISE** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (EHS)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (EHS)				X

**Discussion- Items XI-1,3:**

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be negatively impacted. This impact is considered to be temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

**Discussion- Item XI-2:**

This project will not cause a substantial permanent increase in ambient noise levels.

**Discussion- Item XI-4:**

This project is not located within an airport land use plan and will not expose people residing or working in the project area to excessive noise levels from aircraft.

**Discussion- Item XI-5:**

This project is not located within the vicinity of a private airstrip and will not expose people residing or working in the project area to excessive noise levels from aircraft.

**XII. POPULATION & HOUSING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

**Discussion- All Items:**

The project site is located within the existing operations of a private school. The project site will not induce substantial population growth in the Squaw Valley area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure) in that the project is an expansion of an existing private school which will not create the need for additional homes or businesses nor is within an area currently developed with roads or other infrastructure providing access to residences. The project will provide for residential units for its students and staff. Providing residential housing on-site will not induce substantial population growth and nor will it displace substantial number of existing housing. The project will not necessitate the construction of replacement housing in that the project is proposing to provide for additional housing units for its students and staff. The proposed project will not have significant impacts to population and housing.

**XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

**Discussion- All Items:**

The project is an expansion to the existing private school currently in operation at the Squaw Valley Academy and is currently served by the public service providers for both utilities and safety. The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities. It is intended that the modified project will continue to be served by the existing service and safety providers and the expansion to the school will not create a substantial impact to their service, including but not limited to, response times or other performance objectives of any of the public services. The proposed project will not have significant impacts to public services.

**XIV. RECREATION – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

**Discussion- All Items:**

The project site is currently a private school. Approximately 0.25 miles from the Academy is a public park, located on the corner of Squaw Valley Road and Highway 89. There is a bike trail adjacent to the property and the Squaw Valley Ski Resort is 1.5 miles to the west. The project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated in that the Academy is proposing to construct a gymnasium. Although the gymnasium is not required it will ensure that there will be no adverse physical effects on the environment as a result of expansion of the Academy. The proposed project will not have significant impacts to recreation. No mitigation measures are required.

**XV. TRANSPORTATION & TRAFFIC – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)			X	
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)			X	

6. Hazards or barriers for pedestrians or bicyclists? (ESD)				<b>X</b>
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				<b>X</b>
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				<b>X</b>

**Discussion - Item XV-1:**

This project proposal would result in the construction of a dormitory building (9000+ square feet), a gymnasium and employee living quarters (9000+ square feet), and a headmasters quarters (4000+ square feet). The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. For potential cumulative impacts, the Squaw Valley General Plan includes a fully funded Capital Improvement Program. Additionally, the Countywide Traffic Fee Program adopted by the Board of Supervisors in 1996, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements included in the Squaw Valley General Plan and the July 2005 Countywide Capital Improvement Program would reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

**Mitigation Measures - Item XV-1**

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Tahoe Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$4,533.63. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

**Discussion - Item XV-2:**

The traffic from the proposed project will have a less than significant impact to the level of service both individually and cumulatively for affected roads and will not exceed the Placer County General Plan and the Squaw Valley General Plan Goals and Policies. No mitigation measures are required.

**Discussion - Items XV-3,4:**

The proposed commercial project is accessed by an existing County maintained road (Squaw Valley Road) that meets Placer County design standards and will not affect emergency access to the site or nearby uses.

**Discussion - Item XV-5:**

The proposed expansion to the existing Academy will not environmentally impact the existing parking capacity nor create an insufficiency to the existing parking currently provided for the school. There is currently existing parking for the existing operations of the Academy. Additional parking will be provided consistent with the requirements of the Squaw Valley General Plan and Zoning Ordinance which will ensure that there is sufficient parking capacity on the site for the expansion. The proposed project will not have significant impacts to transportation and/or traffic. No mitigation measures are required.

**Discussion - Item XV-6:**

Frontage improvements for the proposed project are proposed to be consistent with Placer County Standard Plans and Specifications and will not cause hazards or barriers to pedestrians or bicyclists.

**Discussion - Item XV-7:**

The proposed project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.



**Discussion - Item XV-8:**

The proposed project is an in-fill project and is not known to affect a change in air traffic patterns.

**XVI. UTILITIES & SERVICE SYSTEMS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (EHS)			X	
8. Comply with federal, state, and local statutes and regulations related to solid waste? (EHS)			X	

**Discussion - Item XVI-1:**

Wastewater treatment will be provided by the Squaw Valley Public Service District and will not require expansion as a result of the project. No mitigation measures are required.

**Discussion - Item XVI-2:**

Water is available at the west property line where the project adjoins the parcel owned by the Squaw Valley Public Service District and sanitary sewer is available within the Squaw Valley Road right-of-way. The utility trench that is proposed to tie-in to those existing facilities will be constructed in accordance with Placer County General Plans and Specifications. No mitigation measures are required.

**Discussion - Item XVI-3:**

The project will not require or result in the construction of new on-site sewage disposal systems.

**Discussion - Item XVI-4:**

This project proposes to discharge to an existing roadside drainage with peak flows that do not exceed the pre-project condition. This project does not generate the need for more maintenance than what was expected with the development of the Squaw Valley General Plan.

**Discussion - Items XVI-5,6,7,8:**

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

**F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

**G. DETERMINATION** – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

**H. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Department, Stacy Wydra, Chairperson  
 Engineering and Surveying Department, Sharon Boswell  
 Engineering and Surveying Department, Wastewater, Ed Wydra  
 Department of Public Works, Transportation  
 Environmental Health Services, Grant Miller  
 Air Pollution Control District, Brent Backus  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Vance Kimbrell  
 Placer County Fire / CDF, Bob Eicholtz

Signature 

Gina Langford, Environmental Coordinator

Date April 26, 2007

**I. SUPPORTING INFORMATION SOURCES:** The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603.

<b>County Documents</b>	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> General Plan, Squaw Valley _____	
	<input type="checkbox"/> _____	
<b>Trustee Agency Documents</b>	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
<b>Site-Specific Studies</b>	Planning Department	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening

		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____